

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
THURSDAY, MARCH 5, 2020**

A regular meeting of the Argyle Planning and Zoning Commission was held on Thursday, March 5, 2020, at 6:00 p.m. at Argyle Town Hall, located at 308 Denton Street, Argyle, Texas. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was hereby posted on February 28, 2020 at 5:00 PM, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

PLANNING AND ZONING COMMISSION MEMBERS PRESENT:

Rick Bradford, Chairman
Paul Kula, Vice-Chairman
Gordon Baethge
Richard Spies
Casey Stewart
Leona McDade
Jeff Castellanos

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

None

STAFF PRESENT:

Angie Manglaris, Development Coordinator
Brenda McDonald, Town Attorney

REGULAR MEETING AGENDA

A. CALL TO ORDER – Chairman

The regular meeting was called to order at 6:03 p.m. by Chairman Rick Bradford noting a quorum was present.

B. PLEDGE OF ALLEGIANCE – American Flag

C. PLEDGE OF ALLEGIANCE – Texas Flag - “Honor the Texas Flag; I pledge allegiance to thee Texas, one state, under God, one and indivisible”.

D. OPEN FORUM:

Pursuant to Section 551.007 of the Texas Government Code, any member of the public has the opportunity to address the Planning and Zoning Commission concerning any matter of public business or any posted agenda item; however, the Act prohibits the Planning and Zoning Commission from deliberating any issues not on the public agenda and such non-agenda issues may be referred to Town staff for research and any future action; all persons addressing are limited to five (5) minutes and subject to council adopted rules and limitations permitted by law.

Chairman Bradford opened the meeting to public comment. No public input was received.

E. MINUTES

- 1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of February 6, 2020.**

Discussion was held and Ms. McDade motioned to approve the minutes of the Regular Planning and Zoning Commission Meeting of January 7, 2020 as presented. Mr. Spies seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

F. OLD BUSINESS

1. None.

G. NEW BUSINESS

1. **Consider and take appropriate action on an Amended Final Plat (FP-20-003) for Canyon Falls Village 19-AR, a proposed subdivision on approximately 21.779 acres of land, legally described as a portion of F. Thornton Survey, Abstract No. 1244, located in the Town of Argyle ETJ, Denton County, Texas.**

Ms. Manglaris presented the staff report and gave an overview of the Amended Final Plat. Ms. Manglaris explained the purpose of the application was to add lot depth to residential lots that backed up to the open space lot within the subdivision.

Mr. Jason Wight, representative of the applicant, addressed the Commission and gave an overview of the proposed changes. Mr. Wight answered questions regarding setbacks from the existing gas well and the reasoning behind the changes in lot configuration.

Discussion was held and Mr. Spies motioned to approve the Amended Final Plat as presented. Mr. Baethge seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

2. **Consider and take appropriate action on an Amended Preliminary Plat (PP-20-001) for Argyle Crossing, Phases I & II, a proposed subdivision on approximately 30.555 acres of land, legally described as a portion of G. Cardinas Survey, Abstract No. 216, located in the Town of Argyle ETJ, Denton County, Texas.**

Ms. Manglaris presented the Amended Preliminary Plat and gave an overview of the staff report. Ms. Manglaris explained the purpose of the Amended Preliminary Plat was to add Phase II to the development.

Mr. Ottis Lee, a representative of the applicant addressed the Commission and gave an overview of the Amended Preliminary Plat. Mr. Lee answered questions from the Commission regarding the additional phase, the detention pond capacity and the configuration of the lots.

Discussion was held amongst the Commission and Mr. Stewart motioned to approve the Amended Preliminary Plat as presented. Mr. Kula seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

3. **Consider and make a recommendation on a Site Plan (SP-20-001) for Rapid Med, a proposed 5,825 sq. ft. medical office, located at the southeast corner of Cook Street and US 377, being legally described as a 1.03-acre tract of land located in the S.A. Chambers Survey, Abstract No. 308, Town of Argyle, Denton County, Texas.**

Ms. Manglaris presented the Site Plan and gave an overview of the project. Ms. Manglaris explained the applicant was requesting variances to the Cook Street setback and sign regulations as part of the Site Plan.

Mr. Stephen Shannon, representative of the applicant, addressed the Commission and requested the Commission to consider waiving the street tree requirements along US 377.

Mr. Shannon answered questions from the Commission regarding the sign package request, right-of-way dedication along Cook Street and US 377, the detention pond on-site, the configuration of the open space, and the architectural design of the building.

The Commission discussed the open space requirements on the site, orientation requirements in Form Based Code, dumpster location and agreement, the open space on the lot, and how any future changes and amendments to the site could affect the open space area. The Commission discussed the waiver to the street tree requirements along US 377 and asked the applicant if he would be willing to relocate the street trees to the open space on the eastern portion of the lot.

Additional discussion was held and Mr. Stewart motioned to recommend approval of the Site Plan with the following conditions:

1. The variance request to allow for five (5) wall signs shall be allowed.
2. The Street Tree requirements along US 377 shall be waived and the applicant shall plant the three (3) street trees in the open space on the eastern portion of the lot
3. The variance request to reduce the setback along Cook Street to be reduced from 5' to 0.2' shall be allowed.

Mr. Spies seconded the motion. The motioned carried by a vote of four (4) in favor to three (3) opposed. Commissioners Kula, McDade and Baethge cast the dissenting votes.

4. PUBLIC HEARING: Consider and make a recommendation on a Specific Use Permit (SUP-20-001) for Honey's Farm Wedding Venue, a proposed wedding and event venue to be located at 1802 Knight Street, being legally described as Lots 1-2, Block A, Myles Addition, Town of Argyle, Denton County, Texas.

Ms. Manglaris presented the staff report and gave an overview of the Specific Use Permit. Ms. Manglaris stated the intent of the Specific Use Permit was to consider the land use "Wedding Venue" at the proposed location.

Mr. Israel DeMello, representative of the applicant, gave a presentation regarding the project. Mr. DeMello provided the Commission with an overview of the proposed project and the site layout for the proposed venue.

Chairman Bradford opened the public hearing at 7:55 p.m. The following residents spoke in opposition to the Specific Use Permit Request citing noise, increased traffic, inadequate infrastructure, loss of property value, and allowing a commercial business in a residential zoning district:

1. Leslie Webbe, 219 FM 1830, Argyle, TX
2. Bridget Brandon, 1817 Knight Street, Argyle, TX
3. Alex Vukasin, 349 Creekside Trail, Argyle, TX

4. Richard Howler, 1732 E. Hickory Hill Road, Argyle, TX
5. Jeff Ty, 1712 Knight Street, Argyle, TX
6. Megan Ty, 1712 Knight Street, Argyle, TX
7. Sam Dalton, 1714 E. Hickory Hill, Argyle, TX
8. Dave Snell, 800 Sam Davis Road, Argyle, TX
9. Gus Webbe, 219 FM 1830, Argyle, TX
10. First Name, Last name, 300 FM 1830, Argyle, TX

The following individuals spoke in favor of the proposed Specific Use Permit request citing character of property owners and the market for wedding venues in the DFW area:

1. Dianne Doorman, 100 Ascot Drive, Southlake, TX
2. Blake Doorman, 100 Ascot Drive, Southlake, TX
3. Kamy Myles, 1802 Knight Street, Argyle, TX
4. Israel DeMello, 1830 Dallas Drive, Denton, TX

Chairman Bradford closed the public hearing at 8:35 p.m.

Commissioner Castellanos requested the Commission take a five-minute recess. Chairman Bradford called for a five-minute recess at 8:38 p.m. The meeting resumed at 8:45 p.m.

Additional discussion was held amongst the Commission regarding the location of the project, the flow of traffic, potential noise violations and the proposed height of the event facility. Mr. DeMello addressed the Commission and stated he ran several other similar business models in various locations in the County.

Mr. Castellanos motioned to recommend denial of the Specific Use Permit as presented. Ms. McDade seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

I. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.

--Specific Use Permit: Paws & Play – Withdrawn by applicant

Ms. Manglaris updated the Commission on recent action regarding Community Development Agenda items.

2. Project updates.

- Harvest Townside Amended Plat - Minor Plat approved by staff on February 14, 2020
- Heath Tract Final Plat - Minor Final Plat approved by staff on February 24, 2020

Ms. Manglaris provided the Commission with recent development project updates.

Mr. Spies requested the Planning and Zoning Commission look in to scheduling a workshop in the future with Town Council to the discuss Form Based Code. The Commission agreed a

workshop should be set for a future date and should also cover PACE meetings and the Use Chart revision project.

I. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 9:02 PM.

APPROVED THIS THE 2nd DAY OF APRIL 2020. WITNESS:



Rick Bradford, Chairman



David Hawkins, AICP
Director of Community Development